089.0	0005	0007.A	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	673,800 / 673,800
					USE VALUE:	673,800 / 673,800
					ASSESSED:	673,800 / 673,800

PROPERTY LOCATION

No	Alt No	Direction/Street/City
4		MEAD RD, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	WANG GANG
Owner 2:	JIN LONG
Owner 3:	
Street 1:	4 MEAD ROAD
Street 2:	
Twn/City:	ARLINGTON
St/Prov:	MA Cntry: Own Occ: Y
Postal:	02474 Type:

PREVIOUS OWNER

Owner 1:	WEINBERGER JAY W ETAL/TRS -
Owner 2:	JAY W WEINBERGER 2013 REVOCABL -
Street 1:	4 MEAD ROAD
Twn/City:	ARLINGTON
St/Prov:	MA Cntry:
Postal:	02474

NARRATIVE DESCRIPTION

This parcel contains 10,226 Sq. Ft. of land mainly classified as One Family with a Cape Building built about 1957, having primarily Wood Shingle Exterior and 1344 Square Feet, with 1 Unit, 2 Baths, 0 3/4 Bath, 0 HalfBath, 6 Rooms, and 3 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R1	SINGLE FA	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	10226.000	215,900		457,900	673,800
Total Card	0.235	215,900		457,900	673,800
Total Parcel	0.235	215,900		457,900	673,800

Source: Market Adj Cost | Total Value per SQ unit /Card: 501.34 | /Parcel: 501.3

Legal Description

Entered Lot Size
Total Land:
Land Unit Type:

User Acct 56897

GIS Ref

GIS Ref

Insp Date 11/07/18

!7267!

Patriot Properties Inc.

PREVIOUS ASSESSMENT

Parcel ID 089.0-0005-0007.A

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	215,900	0	10,226.	457,900	673,800	673,800	Year End Roll	12/18/2019
2019	101	FV	186,600	0	10,226.	464,400	651,000	651,000	Year End Roll	1/3/2019
2018	101	FV	186,600	0	10,226.	346,700	533,300	533,300	Year End Roll	12/20/2017
2017	101	FV	186,600	0	10,226.	314,000	500,600	500,600	Year End Roll	1/3/2017
2016	101	FV	186,600	0	10,226.	300,900	487,500	487,500	Year End	1/4/2016
2015	101	FV	201,400	0	10,226.	255,100	456,500	456,500	Year End Roll	12/11/2014
2014	101	FV	173,500	0	10,226.	242,000	415,500	415,500	Year End Roll	12/16/2013
2013	101	FV	173,500	0	10,226.	230,200	403,700	403,700		12/13/2012

PRINT

Date	Time
12/10/20	21:55:19

LAST REV

Date	Time
09/04/19	08:42:34
danam	

PAT ACCT. 7267

USER DEFINED

Prior Id # 1:	56897
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

SALES INFORMATION

TAX DISTRICT

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
WEINBERGER JAY	63549-31		4/30/2014		491,000	No	No		Jay Weinberger d.o.d. 9/21/2013 Bk 63549 Pg 2
WEINBERGER JAY	62639-297		9/17/2013	Convenience	1	No	No		
	14080-537		9/1/1980		68,500	No	No		Y

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment
4/11/2019	482	Solar Pa	25,441	C				

ACTIVITY INFORMATION

Date	Result	By	Name
11/7/2018	MEAS&NOTICE	CC	Chris C
3/30/2009	Measured	345	PATRIOT
4/14/2000	Inspected	263	PATRIOT
1/19/2000	Mailer Sent		
1/19/2000	Measured	163	PATRIOT
9/30/1993		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		10226		Sq. Ft.	Site		0	70.	0.64	5			Topo	-10					457,873						457,900	

Total AC/HA: 0.23476 | Total SF/SM: 10226 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 457,873 | Spl Credit | Total: 457,900

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	5 - Cape		
Sty Ht:	1T - 1 & 3/4 Sty		
(Liv) Units:	1	Total:	1
Foundation:	1 - Concrete		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:	8 - Brick Veneer	15	%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	YELLOW W/ RED BRIC		
View / Desir:			

GENERAL INFORMATION

Grade:	C - Average		
Year Blt:	1957	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:	G15	Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	1 - Drywall		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	2 - Gas		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	2	Rating:	Average
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:		Rating:	
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Good
A Kits:		Rating:	
Frpl:	1	Rating:	Average
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	AV - Average	31.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
Total:		31	%

CALC SUMMARY

Basic $ / SQ:	105.00
Size Adj.:	1.35000002
Const Adj.:	1.00439954
Adj $ / SQ:	142.374
Other Features:	86000
Grade Factor:	1.00
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	312918
Depreciation:	97005
Depreciated Total:	215914

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												

Totals	RMs:	6	BRs:	3	Baths:	2	HB	

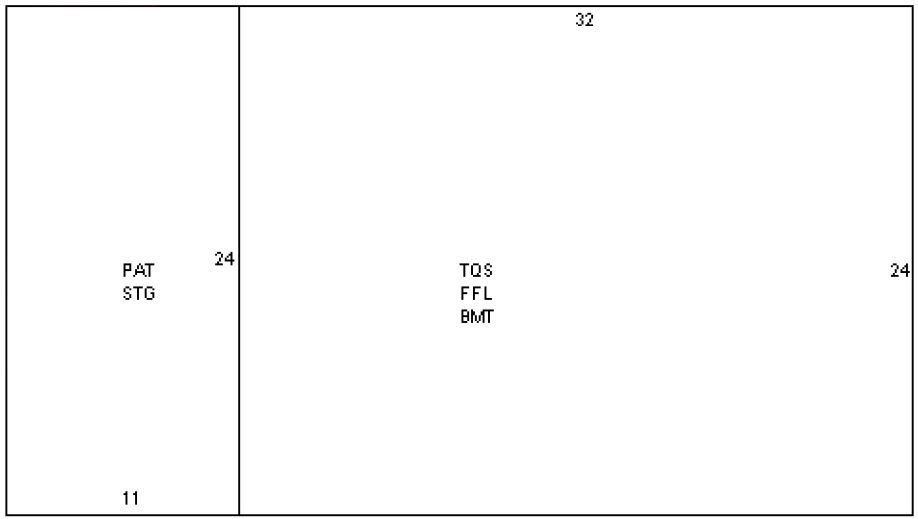
REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

No Unit	RMS	BRS	FL
1	6	3	M
Totals			
1	6	3	

SKETCH



COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:		Ind.Val	

Juris. Factor:	1.00	Before Depr:	142.37
Special Features:	0	Val/Su Net:	81.78
Final Total:	215900	Val/Su SzAd	160.64

SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	768	42.710	32,803
FFL	First Floor	768	142.370	109,343
TQS	3/4 Story	576	142.370	82,007
PAT	Patio	264	3.690	973
STG	Storage	264	6.790	1,792

Net Sketched Area:	2,640	Total:	226,918
Size Ad	1344	Gross Are	2832	FinArea	1344
---	---	---	---	---	---

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

089.0-0005-0007.A

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	